

# FLAT BUILDERS BUY BIG BRONX PLOTS

Latest News for Buyers and Brokers From City and Suburban Fields.

McLernon Brothers sold for Seth Sprague Terry, vice-president of William A. White & Sons, to Samuel Friedmanberg for improvement with apartments, the plot of sixteen lots bounded by West 151st street, Grand avenue, Clinton place and Davidson avenue. The parcel was held at \$125,000. The same brokers sold for Emil Helman to James Murray, Jr., for improvement with a six story apartment, the vacant plot, 75x50, on the east side of Devoe terrace, about 150 feet north of Webb avenue.

Harry Cahn, operator, purchased from Ernestine Jacobowsky and Cecelia R. Ober the five story apartment with stores, 48x195, at 263 Prospect avenue, adjoining the Burland Theater. Abraham Sternlicht was the broker.

S. Ullman sold for Mary Sussman 1054 Walton avenue, three story two family house, 20x100; also 1053 Walton avenue, three story two family house, 20x100, for same owner.

John J. Tully purchased from the M. M. K. Realty Corporation 2609 Briggs avenue, a five story new law apartment on a plot 100x102. It houses forty-four families and was held at \$220,000. Alexander Selkin and David Mintz were the brokers.

F. William Solms sold the southeast corner of 183d street and Bathgate avenue; a five story apartment house on plot 55x95, held at \$90,000.

S. H. Frankenstein sold the two family brick dwelling at 417 East 133rd street, 12x100, for Mary Elmanrahn to Simon Tabachnick; also the three story dwelling, 12x100, at 470 East 140th street for Beckie Ostrove to Annie Lapeider, for Ida Rathman to Fannie Eisen the three story house at 477 East 141st street, 18x100.

## APARTMENT HOUSE SALES.

Max N. Natanson sold 672 Tenth avenue, a five story flat, 25x100, between Forty-seventh and Forty-eighth streets, held at \$32,000 and renting for \$3,000. This is one of the twenty houses recently purchased by Mr. Natanson from the William Waldorf Astor estate, and twelve have now been resold. The purchaser of No. 672 is Charles Brandt, who recently bought from Mr. Natanson the adjoining corner house at No. 670. Maurice I. Strumsky was the owner.

The five story flat with stores, 77x81, at 39 Greenwich street, northwest corner of Charles street, has been purchased from Green-Wood Cemetery by the Occidental Holding Corporation. Nathan Wilson president, through H. Lilly, broker. The buyer will alter the property immediately. It was held at \$20,000.

Louis F. Sommer sold for Nathan Wilson 623 Columbus avenue, a five story double flat, 25x68.8, adjoining the northeast corner of Ninetieth street, held at \$40,000. The adjoining house, at No. 625, was sold by the same broker last month for Mr. Wilson.

## BROOKLYN TRANSACTIONS.

The Court Realty Bond and Mortgage Company, Inc., has purchased the three four story flats with stores at 111-115 Court street from Foster Crampton of West Hampton Beach, L. I. The buyers have the plan for four modern office buildings, one of which will be partly occupied by them.

Wyoming Valley Coal Company, Sanders A. Worth, president, purchased 1181 to 1207 Grand street, near Newtown Creek, from Charles H. Reynolds & Sons. The property consists of about twenty-eight lots, on which the buyers will construct coal piers. J. M. Riehl represented the buyer.

A. Minklin sold for M. Ridgway to J. Stern a nine room house with double garage at 1115 East Ninetieth street, and for Mrs. M. McDonough a plot 40x100 on the west side of East Twenty-fourth street, 340 feet south of Avenue L.

G. Tuori & Co. sold for Joseph Giffoni to S. Miele the twelve room dwelling, 40x100, at 710 Avenue J, Midwood Manor.

Frank A. Seaver sold a plot 50x100 on the south side of Ninetieth street, 150 feet east of Third avenue, for the United States Realty and Improvement Company to an investor.

## ELMHURST GARAGE DEAL.

The Community Garage at Baxter and Fairbanks avenues, Elmhurst, L. I., has been purchased by Gilbert Murtha through Peter Harper. The structure contains a parking place and contains 13,300 square feet. Robert G. Lake was the seller.

## DEAL ON PARK AVENUE.

There has been formed the 93 Park Avenue Corporation, with R. E. Reid, P. C. Ott and L. C. Ferguson as directors, the last named being attorney for the company. The property at that location, a four story dwelling, was recently sold by Mrs. Jefferson Hogan to Dr. Byron Sprague Pierce.

## BUYS ON SUTTON SQUARE.

William A. Larned, former tennis champion, has purchased from the Henry Phelps estate the four small houses 422 to 448 East Fifty-seventh street, near the corner of Avenue A. The properties are in the Sutton Square section and have been recently selected by Mrs. W. K. Vanderbilt, Miss Anne Morgan and others for a new residential colony. Mr. Larned will have the houses remodelled by Cross & Cross, architects, and will occupy one. Another he will probably lease to a congenial neighbor not yet selected.

## IN THE DWELLING MARKET.

Brown, Wheelock-Harris, Vought & Co. sold for Elizabeth Smith the two three-story houses 122 and 124 East Fifty-eighth street, 57x100.

Rhonda Realty Company resold to W. Workman 115 and 117 West 133d street, two dwellings, which will be altered by the buyer and occupied for his business. B. Bloch was the broker.

## MORE HOMES IN FLATBUSH.

Because of the unexpected demand for six and seven room houses at Ocean Parkway and Kings Highway, the Ocean Gardens Development Company, which has already built 100 of this type of dwellings, has decided to erect 50 additional ones. The development when completed will comprise 400 homes. The site of these homes was once the Brooklyn Driving Club. The excellent transit advantages, which include the Brighton and Culver subway lines, have contributed largely to the successful sale of these homes.

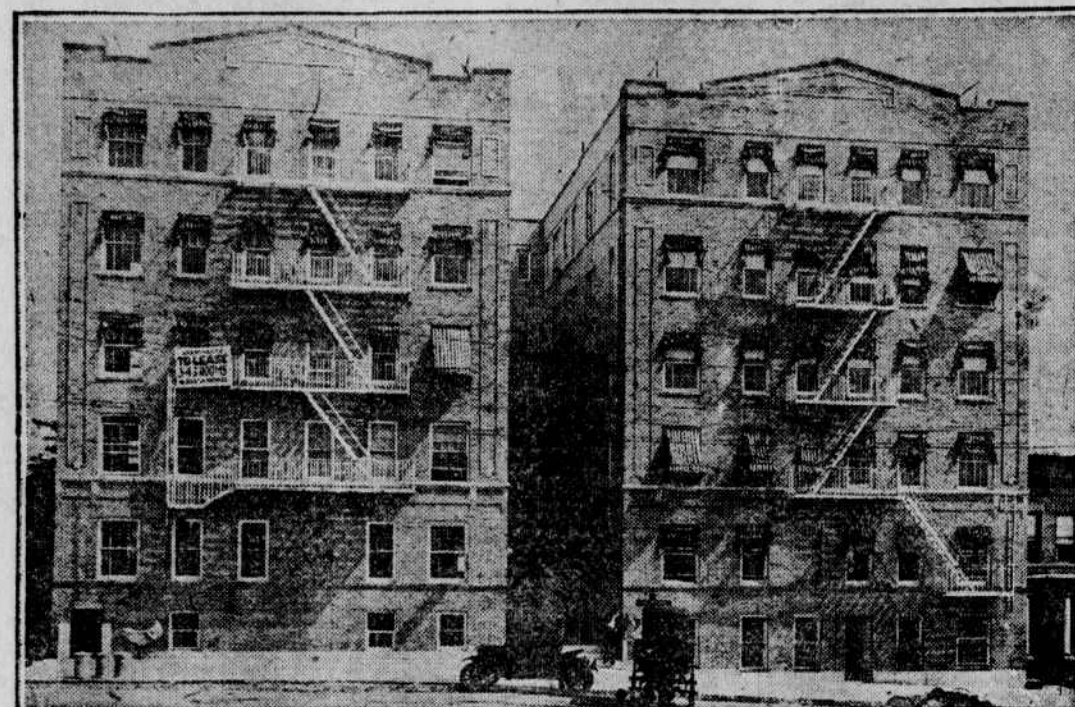
## SELL 3 HOMES FROM PLANS.

The Ward-Landshere Home Corporation has sold a residence at Stratton road and Soule place, Quaker Ridge, Westchester, to be erected at once for Mrs. Elizabeth H. Tompkins. The same developers have also sold a residence to be erected for Walter Spiegel on Center Drive, Douglas Manor, Queens. William O'Shea has purchased from the company a home to be erected next spring at Floral Park Gardens, Queens.

# TYPES OF NEWLY BUILT BRONX APARTMENTS



Southwest corner of Intervale Avenue and Southern Boulevard.



On Bainbridge Avenue, near 204th Street, a six story apartment house has been built by John McNulty & Son from plans of Charles Schaefer, Jr. There are apartments of three, four and five rooms in the building, rents in which average \$17 a room.



Being erected at the southeast corner of Southern Boulevard and Tiffany Street by the S. S. B. Building Corporation.



Harding Court, northwest corner of Concourse and Burnside Avenue.

# ZONE LAW HAS NEW RESTRICTED AREA

City Provides 'F' District to Guard Residence Zones More Carefully.

By EDWARD M. BASSETT, Counsel to the Zoning Commission.

Every one is familiar with the E district in zoning. It has been considered the detached house residential district for villa homes. Large E districts were placed on the area map in the original zoning. These were mainly in Flatbush, Bay Ridge and Riverdale. During the past six years these districts have been very popular and successful. Their success has prompted many other localities to petition the Board of Estimate to alter the area map so as to place their land in the E district. Great additions to the E districts were made throughout Flatbush, Flatlands, Rockaway, Manhattan Beach, New Utrecht, Richmond Hill, Glen Morris and The Bronx.

Recently the Board of Estimate made provision in the zoning resolution for a still more carefully restricted residential district. This is shown as district F on the area zoning map. New houses in this kind of district must have yards on each side of the house. Each of these side yards must be at least five feet wide. Each house must have a front yard of at least fifteen feet. The portion of the lot that can be covered with a new building in the F district is approximately 15 per cent less than is permitted in the E district.

Although this new era district called F was designed to fill a demand felt by suburban districts that desired to prevent the congested construction of bungalows, nevertheless it is available for every suburban part of Greater New York. Six years ago when the zoning plan was adopted it was unknown how far the courts would approve its various provisions. Since then, however, zoning ordinances have met with emphatic court approval, not only in this city and State but throughout the United States. The courts have shown that they will support reasonable zoning. The remarkable degree of approval of zoning by the people and the courts prompted the Board of Estimate to go somewhat further than was deemed prudent in the beginning, and the new F district is the result.

It has become apparent that the owners of large areas in the suburbs desire to build small detached houses. What they have lacked in the past is an assurance that these homes would be permanently protected. They were afraid to build small homes if, when private restrictions expired, the neighborhood would be invaded by stores, factories and apartment houses. Much of the building since the war in the outlying boroughs has been of small detached ones and two family houses.

Sometimes even in an E district a block front is injured by some builder who does not observe the building line that has been generally adopted and who pushes his new building out to the street line. This hurts all the homes on the block. It would be well for owners of partly vacant localities to consider whether, instead of petitioning to have their areas placed in an E zone, it would not be well for them to petition for an F zone. The interest of the F zone is in the building of detached houses and their desire to carry out its intent are shown by the amendment creating this new F district.

## SEPTEMBER BUILDING SHOWED DECREASE

Value of Contracts in City Was Unusually Low.

Contracts awarded in the five boroughs of New York city during September amounted to \$3,117,300, according to the F. W. Dodge Company. This figure is a decrease of 10 per cent from the preceding month and 4 per cent under that of September, 1921, when the amount of construction started was unusually large for this season of the year. There is normally a falling off in September.

Residential construction started last month exceeded that started in August by 27 per cent, amounting to \$30,382,100, more than half the total construction started during the month. Business buildings in September amounted to \$4,555,100, or 59 per cent of the month's total.

Total construction started during the first nine months of this year, amounting to \$455,500,000, is 10 per cent greater than for the corresponding period of last year and 6 per cent greater than the entire amount started in 1921.

## APPROVES SUBWAY PLANS.

The Brooklyn Real Estate Board has officially approved the report of the committee on subways and transportation, which recommends the adoption of the new subway plans announced by the Transit Commission last May.

## NEW TRACT AT RIVER EDGE.

Forty-five homes have been erected by the River Edge Building Company at River Edge Heights, N. J., and a new \$40,000 school has recently been completed. The company lately opened a new tract with all improvements for home sites. Many buyers have taken advantage of the home guaranteed policy of this developing concern.

## HOMESEEKERS BUY PLOTS IN BROOKLYN

Purchasers Prepared to Build Soon.

The demand for building lots is evidenced in the many deals closed by Wm. E. Harmon & Co., Inc. Practically all of the new purchasers have classified their intentions of erecting homes in the near future. The plots are located, as follows:

Southwest corner of West Third street and Avenue Q to Benjamin Kramer; southwest corner of Avenue Q and West Sixth street to Joseph Berger; plots on West Second street, near Kings Highway, to Francis Mirabile, John Turner, A. B. Scheet; plots on West Third street, near Avenue P, to Nelson, M. J. Gottlieb, John Braun, A. Dimattia, A. J. Stern; plots on West Second street, near Avenue Q, to James A. McHugh, E. H. Howard; plots at West Third street, near Avenue O, to Chas. Madden, John J. Blake.

The same firm sold plots on West Fourth street, near Avenue P, to Chas. McGuire, J. S. Martingale; plots on West Sixth street, near Avenue P, to George A. Sampson, A. H. Blind, R. Dweckie, Catherine Sexton; plots on West Sixth street, near Kings Highway, to A. V. Schwelger, M. A. Hoch, A. V. Nelson, M. J. Gottlieb, John Braun, Wm. J. Walsh; plots on West Eighth street, near Avenue J, to E. H. Lamour, John J. Lanigan; a 40-foot plot on the easterly side of 14th street, near Twenty-third avenue, to John Berger; a plot on the westerly side of Seventy-third street, near Twenty-second avenue, to M. T. Tobias; a 40-foot plot on the easterly side of Sixty-third street, near Twenty-second avenue, to James A. Coleman and a plot on Avenue O, near West Ninth street, to John J. Clancy.

## RIDGEWOOD, N. J., DEALS.

Frank L. Redell has sold the following residences in Ridgewood, N. J.: For C. P. Pultz, 113 Clermont road to W. C. Rhyme; for Frederick Hoes, 125 North Pleasant avenue to C. P. Pultz. With Buldley & Horton the same broker exchanged the Williams residence on Highwood avenue for 27 Madison street, Brooklyn.

## BUYS LAKEWOOD HOTEL.

The Laurelin-the-Pines Hotel at Lakewood, N. J., with surrounding grounds, valued at about \$1,000,000, has been purchased by Frank Selden, proprietor of the Grand Hotel at Highmount, N. Y., and former proprietor of the Shelbourne Hotel at Lakewood. Jonas & Neuberger, attorneys of this city, represented the buyer.

## SALES IN MANHATTAN REVEALED IN RECORDS

Adam W. S. Cochran sold to Morris and Philip Wolfson the five story loft with store at 56 and 58 Vesey street, 25x100.

George W. Barnard sold to Charles H. and Joseph S. Levin the four story building with stores at 112 Bowery for \$45,000, 24x100.

Mary D. Sierra sold to Virginia Carbone and Lillian Mallon the five story loft at 13 Jones street, 25x100.

Iadore Spiegel sold to Hyman Rosenblatt and Harry Henner the two six story apartments 503 to 509 West 133d street, 75x99.11.

Pearlman Holding Corporation sold to Philip Lieberman the six story apartment 520 and 522 East 120th street, 37x100.11.

Estella Rubenstein sold to Herman Kollisch the five story apartment 570 West 172d street, 62x95.

Katherine T. O'Grady sold to Annie R. White the five story tenement 249 West Eleventh street, 25x100.

Boris Daxe sold to the Regina Holding Company the five story flat with store at 7 West 115th street, 27x32, 100.11.

Jacob Breen resold to Anita U. Gallagher the four story tenement 217 East Seventy-sixth street, 25x102.2.

Henry D. Cooper sold to Emma C. Martin the four story dwelling 29 West Seventeenth street, 20x100.6.

Jacob Goodman sold to Ida G. Hunt the four story dwelling 196 Edgewood avenue, 18x97.2.

Frieda Rapp sold to Herman Elkan the five story house at the northwest corner of Second avenue and 122d street, 71x17.8.

Agnes B. Correll sold to Annie Bryant the two story dwelling 565 West 156th street, 19.1x99.11.

## SUBURBAN TRANSACTIONS.

William E. Morrell, Inc., in White Plains, sold for Elliott H. Sniffen two lots on Mamaroneck Avenue; for C. B. Plush, house on Lester Hill to E. Carlton Turnbull; for Frederick J. McCullough, house on Orchard street to Wendell Rapp; for Henry J. Muller, house under construction in the White Plains, Highlands, to Daniel B. Robertson; also for C. B. Plush, house just completed on Lester Hill, to G. C. Brown, local manager of the Stratton-Bliss Company, and have rented for a term of years for Mrs. Orla L. Wood, residence on Fisher avenue to a client; for Fred E. Tompkins, dwelling on Tarrytown road and Knollwood road, to Benjamin Haymes; for Catherine B. Houghton, apartment on Park Avenue, to Gerard S. Van Westrum.

## \$3,000,000 LEASE IN MARBRIDGE BUILDING

Store and Second Floor Involved; Other Renting Deals.

A twenty-one year lease has been made by the Marbridge Building Company to M. S. Scheinman of a store and second floor space in the Marbridge Building at the northeast corner of Thirty-fourth street and Broadway. The rental aggregates \$3,000,000. The store is 50 feet wide and adjoins the Cammeyer store on the west. The upstairs space covers approximately 10,000 feet, and takes in the entire eastern half of the building from street to street. When leases expire next May Mr. Scheinman will open a women's wear establishment, being the main store of a chain operated by Mr. Scheinman throughout the country. Heil & Stern as brokers acted for Mr. Scheinman, and Samuel Kronsky, Inc., represented the owners.

The three story Northwestern Hotel property at the southeast corner of Chambers and West streets and the adjoining three story buildings at 182 and 183 West street have been leased by Caroline Truax from May 1, 1927, for ten years to Nazareno Gazale at an annual net rental of \$17,000.

The 323 Fourth Avenue Corporation, which recently leased the three story building at that location, has also an option to purchase the property for \$110,000. The lease is for twenty-one years at \$8,000 to \$7,000 net per annum.

Lease of the building at 101 Chambers street has been extended by the Almy Realty Corporation to Kreutzers, Inc., from February 1, 1925, to June 1, 1932. The rental will be \$12,500 per annum net. The Crukshank Company represented the landlord and Lesser & Lesser the tenant.

A. A. Decker leased to the Woman's Exchange the store and basement in 674 Madison Avenue and a store in 726 Madison Avenue to Julius Medvedoff; also the store and basement in 716 Madison Avenue to J. W. Roche.

## LEASE IN BOWERY BANK BLDG.

Toch Bros., one of the oldest paint, varnish, chemical and color concerns in the country, now at 320 Fifth Avenue, have leased for ten years a large part of the twelfth floor in the new Bowery Savings Bank building, 110 East Forty-second street. George G. Murray and Mayor H. Barber, Inc., representing the lessees, negotiated the deal through the Brown, Wheelock-Harris, Vought & Co., Inc., agents for the building.

## SEES NO LET UP IN BUILDING ACTIVITY

Loaning Expert Declares Outlook for Construction Looks Real Cheerful.

With regard to the building situation throughout the United States, S. W. Straus, president of S. W. Straus & Co., says: "Although the current season has been by far the most important one in the annals of the building and construction industries, there is no indication that the intensive pressure for more buildings throughout the country has spent its force. There is, of course, some slowing up at this time due to weather conditions, car shortage and freight embargoes, but fundamentally there is still a large demand for buildings, including industrial and commercial types as well as apartment houses. It should be borne in mind that the tremendous amount of building so far this year, amounting to more than \$3,000,000,000, has been accomplished in the face of many serious obstacles. The labor situation has been far from stabilized, general business has not entirely recovered normal momentum and conditions abroad have not improved generally. Therefore, there will be a demand for more buildings to take care of the larger requirements of business, in addition to the shortage which was created by two seasons of comparative inactivity."

"It is to be remembered also that standards of living are constantly improving in this country. People are demanding better living accommodations and conveniences. Yesterday's luxury is today's necessity, and in no phase of human activity is this more apparent than in housing. This means the constant replacing of old structures for new ones, representing the last word in conveniences and comfort."

"At present the labor situation in the building industry seems in better shape throughout the country than has been the case at any previous time this year. There is a shortage of workers in many of the essential trades, but it is noted that schools have been started for the purpose of teaching various building trades to apprentices, and the delays and inconveniences which have been caused in times past by the shortage of labor in some particular trades seem likely to be alleviated."

"Taken in its entirety the outlook for the industry may be viewed with the greatest optimism."

## SOUTHAMPTON, L. I., RENTALS.

Alfred E. Schermerhorn closed the following cottage rentals at Southampton for the summer season of 1922: For Mrs. William Drew to Howard Elliott, for Henry E. Cote Fine Cottage to Mrs. L. F. Day, for Mrs. Mary A. Henderson to Percy H. Stewart, for Miss Annie McGovern to Mrs. Henry Conter, for Miss Julia A. Wilson to Oren Root, for Goodhue Livingston to W. W. Willcock, for Mrs. Alfred Nelson to Charles E. Mitchell, for Mrs. Susan Schrader to A. W. S. Cochran, for Mrs. M. L. Linderauld to Edward J. Peyster Livingston, for Mrs. David J. Gilman to Dr. W. W. Giffillan, for Miss Catherine Cleary to Mrs. Walter Cutting, for Mrs. Loretta L. Linsky to J. Couper Lord, for Mrs. H. A. Borrows to Silvio Villa, for Mrs. E. S. Rogers to Leverett S. Miller, Esq. The same broker sold for L. F. H. Betts the Sandymount Cottage on the Dunes to Ellen M. Byers; for the McKee Estate the property on the northeast corner of Main street and Glen lane to Col. Henry May.

## MORE HOMES IN ELMHURST.

The Elms Real Estate Corporation, which recently completed twenty-one family houses at Astoria and Grand avenues, East Elmhurst, announces that it has filed plans for 100 more of the same type of houses to be completed by December 15.

## POSTPONE STERLING SALE.

Westchester Lot Auction to Be Held October 21.

On account of the unfavorable weather the auction sale of the 200 lots for the estate of John W. Sterling at Mamaroneck has been postponed until Saturday, October 21. Joseph P. Day, assisted by Ward, Carpenter & Co., agents for the owners, will conduct the sale. The property is situated opposite the entrance to Shore Acres, one of the foremost residential colonies on the Sound in Westchester county.

The lots are accessible from the Mamaroneck station of the New Haven Railroad via the Boston post road bus line. The Harrison avenue station at Mamaroneck, about two miles distant, is also accessible by trolley to within 450 yards of the property.

## SALE IN RIDGEWOOD.

Joseph P. Day will sell 260 residential building plots in Ridgewood, N. J., on Saturday, October 23. The sale will be held on the premises for the receivers of the Wilsey Realty Company. The properties are reached by the Ridgewood or Hokenok stations of the Erie Railroad. The plots are on Upper Ridgewood, Upper Boulevard, Hillcrest Avenue and Avenue Road, Morningside Avenue and other adjacent streets.

## TO OPEN ALLERTON CLUB.

The new twenty story Allerton Club residence for women at Lexington Avenue and Fifty-seventh street will be opened to-morrow, according to the announcement of William H. Silk, managing director. The features of the building include two large dining rooms, a commodious lounge, sun parlor, roof garden, guest room, reception room and shops. Miss Grace B. Drake has been appointed director.

## TO REBUILD 63D ST. HOUSE.

Wm. B. May & Co. sold for Mrs. Annie W. Gould the 20 foot residence at 35 East Sixty-third street to a client who will rebuild it into an American basement type house from plans by A. Wallace McCrea. The property was held at \$75,000.

## HOUSING SHORTAGE WILL LAST 10 YEARS

Prediction Is Made by President of Association of National Realty Boards.

It will be ten years before the present housing shortage in this country is overcome if the present shortage of labor and high prices for building materials continue, declared Nathaniel J. Upham of Duluth, Minn., president of the National Real Estate Boards Association, in session yesterday at the Hotel Commodore.

"Even though an enormous sum has been expended this year in building construction, far greater than any previous year, the housing construction has been far below normal," Mr. Upham said. "The cubic contents have fallen far short of the normal year because of the high price of labor and materials. Due to war condition, with its attending cessation of building construction, we are 24 years behind in our building construction. With this year's work falling short of normal, and even if we can overcome the shortage 25 per cent, in each succeeding year, it will take us over ten years to overcome the housing shortage."

"One of the greatest difficulties in the shortage of labor, and this situation has been accentuated by the immigration restrictions."

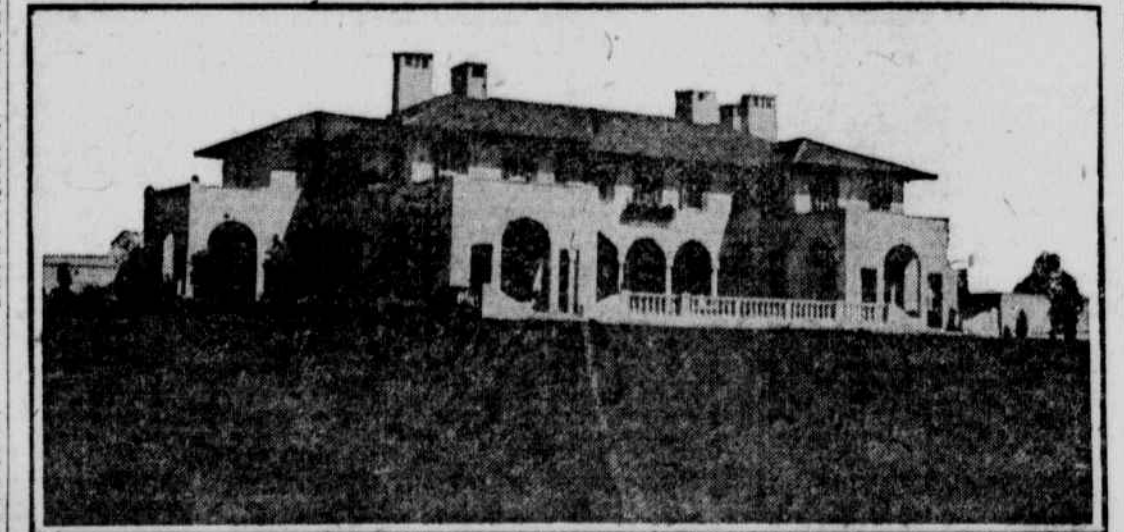
## ANOTHER WHITE PLAINS SALE.

Chauncey B. Griffen, auctioneer, who on Saturday last sold at public auction thirty-four lots in the Battle Hill section of White Plains, yesterday announced another sale of White Plains building plots and a fourteen room dwelling, to be held next Saturday, October 21, at 3 P. M., on the premises.

## NEW SCHOOL FOR JACKSON HEIGHTS

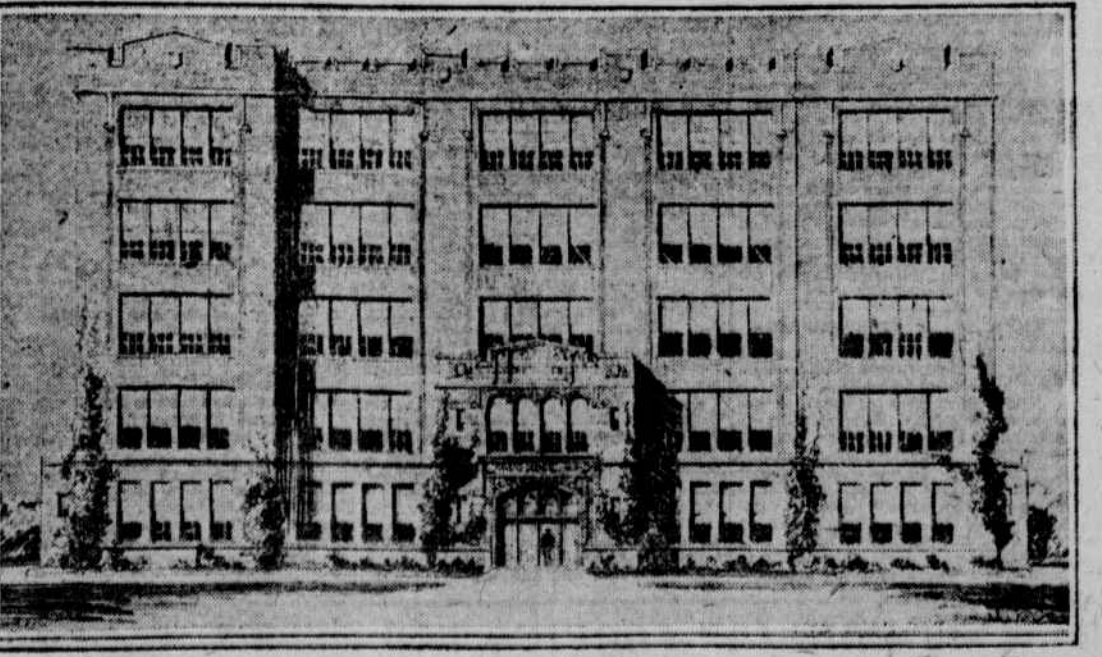
The marked growth of apartment houses at Jackson Heights, Queens, has necessitated the planning of this \$1,000,000 public school on Polk Avenue, between Twentieth and Twenty-first streets. The land and buildings will represent an outlay of \$1,000,000.

# Costly Katonah Residence Sold



"Villa Diana," estate of Diana Dalziel at Katonah, bought recently by Mrs. T. Whitney Blake through Fish & Marvin.

# New School for Jackson Heights



The marked growth of apartment houses at Jackson Heights, Queens, has necessitated the planning of this \$1,000,000 public school on Polk Avenue, between Twentieth and Twenty-first streets. The land and buildings will represent an outlay of \$1,000,000.